

**RESOLUTION NUMBER 122**  
**AUTHORIZING SLDC'S EXPLORATION OF OPPORTUNITIES FOR REDEVELOPING**  
**SURPLUS SCHOOL BUILDINGS IN THE CITY OF ST. LOUIS**

**WHEREAS**, the most recent census data highlighted an unfortunate population trend that has faced the City of St. Louis for several decades: the continued migration of families with school-aged children outside the city; and

**WHEREAS**, the St. Louis Public School District (SLPS) has responded to decreased enrollments by making the difficult decision to close neighborhood schools, including elementary, middle and high schools; and

**WHEREAS**, in January the Board of Education of the City of St. Louis voted to close another eight schools, with a ninth school, historic Beaumont High, being repurposed for administrative uses; and

**WHEREAS**, as of the time of this resolution, SLPS has twenty (20) "surplus" school buildings listed for sale, representing a total 1,481,072 unused square feet in ten (10) of city's twenty-eight (28) wards including: ward 1 (two properties), ward 2 (one property), ward 3 (two properties), ward 4 (six properties), ward 15 (one property), ward 18 (one property), ward 19 (one property), ward 22 (one property), ward 25 (one property) and ward 27 (one property); and

**WHEREAS**, sixteen (16) of the twenty (20) surplus properties have been vacant for more than a decade, with the earliest vacancies dating back to 2003; and

**WHEREAS**, the current on-market school buildings are some of the most challenging properties, ones that have failed to attract development proposal that align with the desires of SLPS and/or the host community; and

**WHEREAS**, the St. Louis Development Corporation, an umbrella, not-for-profit corporation organized under Chapter 355 of the Missouri State Statutes, is charged with fostering economic development and growth in the City of St. Louis by stimulating the market for private investment and improving the quality of life for everyone who lives in, works in, and visits the City; and

**WHEREAS**, SLPS' surplus school buildings offer an opportunity for targeted neighborhood-scale redevelopment with the potential to stimulate investment in wards that have experienced decades of decline; and

**WHEREAS**, in partnership with SLPS, the City of St. Louis, utilizing departmental expertise in real estate development, zoning, public incentives and community planning, can assist in efforts to find end users who will return these historic buildings to community assets; and

**NOW THEREFORE BE IT RESOLVED** by the Board of Aldermen of the City of St. Louis pursuant to the mission and purpose of the St. Louis Development Corporation that corporation's Executive Director be authorized to: 1) prepare for the issuance of an all-encompassing public request for proposals seeking redevelopers to assist in repurposing SLPS surplus school buildings; 2) create a building-by-building report on all available development incentives that will support the conversion of these vacant buildings into productive commercial, residential or mixed-uses; 3) explore the opportunity for SLDC or the Land Clearance for Redevelopment Authority to utilize American Rescue Plan Act (ARPA) funds to purchase surplus schools for the purpose of resale to qualified developers; and 4) analyze the costs of contracting for professional services the creation of feasibility plans, including architectural, engineering, and environmental review to help attract top-notch developers and to stabilize buildings so to prevent further deterioration.

**FURTHER BE IT RESOLVED** that the Executive Director of SLDC and/or their delegated staff report findings to the members of the Housing, Urban Development and Zoning Committee once available and within one hundred twenty (120) days of the adoption of this resolution.

**Introduced on the 5<sup>th</sup> day of November, 2021 by:**

**The Honorable Shane Cohn, Alderman 25<sup>th</sup> Ward**

**The Honorable Carol Howard, Alderwoman 14<sup>th</sup> Ward**

**The Honorable Megan Green, Alderwoman 15<sup>th</sup> Ward**

**The Honorable Dan Guenther, Alderman 9<sup>th</sup> Ward**

**The Honorable Marlen Davis, Alderwoman 19<sup>th</sup> Ward**

**The Honorable Lisa Middlebrook, Alderwoman 2<sup>nd</sup> Ward**

**The Honorable Tina Pihl, Alderwoman 17<sup>th</sup> Ward**

**The Honorable Anne Schweitzer, Alderwoman 13<sup>th</sup> Ward**

**The Honorable John Muhammad, Alderman 21<sup>st</sup> Ward**

**The Honorable Bill Stephens, Alderman 12<sup>th</sup> Ward**

**The Honorable Annie Rice, Alderwoman 8<sup>th</sup> Ward**

**The Honorable Shameem Clark-Hubbard, Alderwoman 26<sup>th</sup> Ward**

**The Honorable John Coatar, Alderman 7<sup>th</sup> Ward**

**The Honorable Jeffrey Boyd, Alderman 22<sup>nd</sup> Ward**

**Adopted this the 5<sup>th</sup> day of November, 2021 as attested by:**

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**Terry Kennedy**  
**Clerk, Board of Aldermen**

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**Lewis E. Reed**  
**President, Board of Aldermen**